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The Lawns, 65 Birmingham Road
Hagley

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The Lawns, 65 Birmingham Road, Hagley, Worcestershire, DY9 9JY

An important and substantial detached period house of classical design and proportions, estimated to date from around 1850. Accommodation extends to in excess of 3600 sq ft and stands in a plot of approximately 1.5 acres (measured from promap). It offers an excellent opportunity to refurbish and modernise whilst retaining period features and scale to make a magnificent family home. Recently the main house roof has been renewed.

There are six bedrooms, a house bathroom plus an en-suite to the master bedroom, 3 reception rooms, light and airy breakfast kitchen with a 4 door Aga and attached outbuildings. There is a detached coach house dating back to the 1900's, which offer further potential, subject to planning consent, to perhaps create a separate annexe.

The property is very secluded and is not visible from the road. It is approached by a gated, tree lined, in-out driveway.



There is some history with photographs of the property dating back to 1900's when it was occupied by Henry Evans who moved his family there in 1895. This appears on the www.morganforman.com website. After 1923 it became the Rectory and the Rector is featured in this black and white photograph.

Conveniently located on the fringe of the West Midlands conurbation it is close to Hagley Hall and open countryside together with Hagley and Stourbridge golf clubs. It is well positioned for the commuter with easy access to the M5 motorway, and the village of Hagley with its shops, bars and restaurants, highly regarded schools and village train station with services to Birmingham, Worcester and London.

The impressive portico porch and front door with decorative fan light above leads to a central reception hall and staircase with galleried landing.

The Drawing room has an open fireplace and dual aspect over the garden. There is a separate dining room/morning room again with open fireplace and a further reception room with a fireplace, dual aspect and French doors to the garden.



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A guest cloakroom features a vanity wash basin and separate wc.

An inner hallway gives access to the cellar, pantry and china pantry.

The breakfast kitchen is a light and spacious room with a 4 door gas fired Aga and a separate gas range cooker, double drainer sink and a range of fitted units and cupboards.

Attached outbuildings include a utility, lobby/store, coal bunker and "gardener's" wc.

At first floor level there is a part galleried landing with superb stained glass window. The master bedroom has dual aspect, wardrobes and en-suite shower room with wc and vanity wash basin.

There are six bedrooms, the Master Bedroom has an en-suite and there is a house bathroom and separate shower. Bedroom 6 is perhaps more suitable as a nursery or study.

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House bathroom with suite comprising bath, wash basin, wc with separate shower.

There are extensive gardens with lawns and impressive rhododendrons contributing to the privacy of the property. The detached coach house, originally for a pony and trap, is substantial and is now used for garaging with a lean-to section to the rear. This offers potential for conversion to an annexe or work-from-home office., subject to the usual local authority consents.

The house benefits from part central heating.

Tenure: Freehold.

Council Tax Band – G.

The property has been subject to some remedial works supervised by insurers. Further details and documentation is available on request.



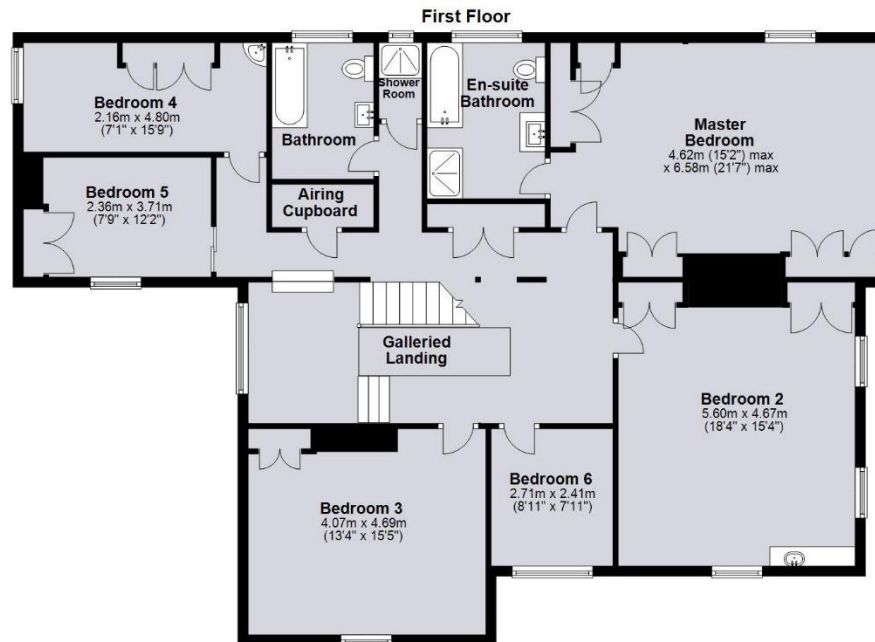
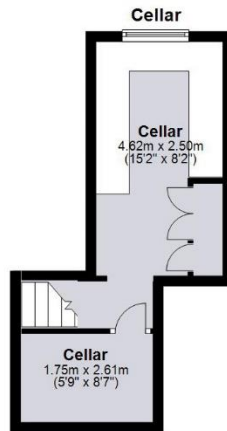
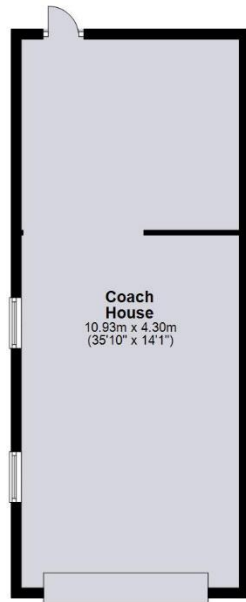
Approximate Gross Internal Floor Area:

Cellar: 19sq m, 204sq ft

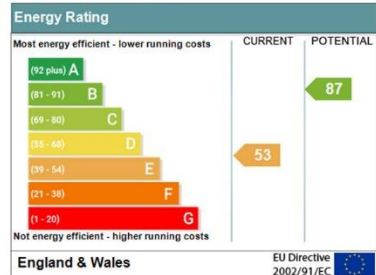
Ground Floor: 189sq m, 2034sq ft

First Floor: 153sq m, 1646sq ft

Coach House: 46sq m, 495sq ft



Address: 65 Birmingham Road, Hagley, STOURBRIDGE, DY9 9JY
RRN: 0340-2899-8230-2977-3881





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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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